

**FULL BOARD MEETING MINUTES**  
**BOARD OF REALTY REGULATION**  
*301 S. Park, Helena MT*  
**ZOOM MEETING**  
*10:42 a.m. to 2:16 p.m.*  
*April 29, 2021*

**1. Call To Order - Establish Quorum - Introduction of Board & Staff Members Present (00:0:07)**

Mr. Ric Smith, Chair called the meeting to order at 10:42 A.M.

**Board Members Present:**

Mr. Ric Smith, Chair  
Mr Eric Ossorio  
Mr. Dan Wagner  
Mr. Kevin Wetherell  
Mr. Josh Peck  
Ms. Julie Gardner  
Ms. Lindsey Hromadka

**Staff Members Present:**

Mr. Dan Ritter, Executive Officer  
Ms. Jennifer Stallkamp, Board Counsel  
Mr. Jeff Sealey, Department Counsel  
Mr. Dylan Gallagher, Department Counsel  
Ms. Haley Nelson, Department Counsel  
Mr. Todd Younkin, Division Administrator  
Ms. Barb McAlmond, Administrative Specialist

**Others Present:**

Mr. Christopher Strand  
Mr. Richard Dilka  
Mr. Jaymie Bowditch  
Mr. Sam Sill  
Ms. Kaaren Winkler  
Mr. Mike Nugent  
Mr. Gary Shea

**2. Approval and Tentative Modification of Agenda Order (00:03:50)**

**MOTION: (00:04:01)** Mr. Dan Wagner moved to approve the agenda as presented. The motion carried.

**3. Review Minutes (00:04:11)**

**4. Public Opportunity to Comment (00:05:32)**

(Presiding Officer Statement) "Under this item, the Board will offer an opportunity to members of the public in attendance to comment on any public matter under the jurisdiction of the Board that is not on the agenda of this meeting. While the Board cannot take action on any issues presented, the board will listen to comments and may ask staff to place the issue on a subsequent agenda. The presiding officer may limit the comment period in order to proceed with the board meeting."

**5. Department Update – Todd Younkin, Division Administrator (00:06:15)**

**6. Board Action (00:11:43)**

**a. Disciplinary Matrix – Jeff Sealey (00:11:52)**

Staff was instructed to draft a new disciplinary matrix and submit a request for permission from the

department for the board to publish a newsletter. An interim meeting will be scheduled for further discussion and possible board action on these two items.

**b. Non-routine Applications (01:39:55)**

i. Mary Storseth –Salesperson **(01:40:17)**

**MOTION: (01:56:00)** Mr. Dan Wagner moved to approve for a 1- year probationary license with quarterly reports from the supervising broker to include an audit of her transaction records, compliance with the board's law and rules and any updated training. The motion carried.

ii. Richard Dilka – Property Manager **(02:02:36)**

**MOTION: (02:07:16)** Ms. Julie Gardner moved to approve Mr. Dilka's application for licensure. The motion carried.

iii. Trevely Moorman – Salesperson **(02:08:23)**

**MOTION: (02:10:01)** Mr. Kevin Wetherwell moved to approve for a 1-year probationary license with requirements for quarterly reports from the supervising broker for the duration of the criminal sentence, and that she has been in compliance with the board's rules and statutes. Once all requirements are met a full and unrestricted license will be issued. The motion carried.

iv. Carlos Quinnes – Salesperson **(02:10:28)** No board action required.

v. Christopher Strand – Salesperson **(02:10:55)**

**MOTION: (02:17:31)** Mr. Dan Wagner moved to deny licensure for 6 months based on his conviction of a felony which is a violation of MAR 37.51.321(1)(t). The motion carried.

vi. Angel Viren – Salesperson **(02:21:09)**

**MOTION: (02:25:23)** Ms. Julie Gardner moved to accept the signed stipulation as presented. The motion carried.

**c. Rulemaking (02:25:50)**

i. **MAR 24-210-46 (02:26:31)**

1. Written Comments
2. Finalize Rules Package

**MOTION: (02:31:40)** Mr. Eric Ossorio moved to adopt MAR 24-210-46 as proposed with the exception of the repeal of rule 24.210.641(5)(ag) based on comments received. The motion carried.

ii. **MAR 24-210-47 (02:32:05)**

1. Proposed New Rule Supervising Broker
2. Repeal Rules Related to Real Estate Recovery Account

**MOTION: (02:35:22)** Mr. Eric Ossorio moved to adopt MAR 24-210-47 as presented. The motion carried.

**SMALL BUSINESS IMPACT STATEMENT**

**MOTION: (02:26:52)** Mr Dan Wagner moved that the implementation of these rules will not have a significant and direct impact on Montana small businesses. The motion carried.

iii. **MAR 24-101-310 (02:38:42)**

1. Comment Period ended 4/23/2021 5:00 p.m.

**d. Request from Rocky Mountain REALTORS® Association for Reimbursement (02:40:13)**

i. Supervising Broker Update Course September 2020

**MOTION: (02:43:50)** Mr. Eric Ossorio moved to reimburse the Rocky Mountain REALTORS® Association for the amount requested for this course. The motion failed. Mr. Ossorio withdrew his motion.

**MOTION: (02:50:00)** Mr. Dan Wagner moved to request an income and expense statement from the provider specifying the monetary loss for this class and reimburse for this amount. The motion failed.

**MOTION: (02:55:21)** Mr. Dan Wagner moved to amend his motion and table this agenda item and request an income and expense statement from the provider and place on the next agenda for further discussion and possible board action. The motion carried.

**7. Board Discussion (02:59:33)**

- a. Regional MLS

**8. Schedule Next Board Meeting (03:13:57)**

- July 21, 2021– Screening Panel
- July 22, 2021-Adjudication Panel and Full Board Meeting

**9. Committee Reports (03:17: 28)**

- a. Screening Panel Report **(03:17:31)**
- b. Adjudication Panel Report **(03:18:10)**

**10. Executive Officer Report (03:19:30)**

- a. Financials **(03:19:44)**
- b. Special Rookie Course Summary **(03:20:19)**

**11. Legal Report (03:21:19)**

**12. Adjourn (03:21:44)** Mr. Ric Smith adjourned the meeting at 2:16 p.m.

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New agenda items may be added or removed up to “three business days” before the meeting. For the most accurate agenda, please consult the website at [www.realestate.mt.gov](http://www.realestate.mt.gov). The board may reorder the agenda at the beginning of the meeting.